



## *City of El Paso – City Plan Commission Staff Report*

**REVISED**

**Case No:** SUSU15-00082 Desert Springs Unit Four  
**Application Type:** Major Combination  
**CPC Hearing Date:** January 28, 2016  
**Staff Planner:** Armida Martinez, (915) 212-1605, [martinezar@elpasotexas.gov](mailto:martinezar@elpasotexas.gov)  
**Location:** North of Transmountain and East of I10  
**Acreage:** 63.076 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** R-3A (Residential)  
**Proposed Zoning:** R-3A (Residential)  
**Nearest Park:** Desert Springs Unit 2 Park (.15 miles)  
**Nearest School:** Alderete Middle School (1.30 miles)  
**Park Fees Required:** None  
**Impact Fee Area:** Westside Impact Fee Area  
**Property Owner:** DVEP Land LLC  
EP Transmountain Residential LLC  
City of El Paso  
**Applicant:** DVEP Land LLC  
**Representative:** CEA Group

### **SURROUNDING ZONING AND LAND USE**

**North:** R-3/ R-5/sp (Residential / special permit) / vacant  
**South:** R-3 (Residential) / single-family development  
**East:** R-3 (Residential) / vacant  
**West:** R-5/sp (Residential / special permit) / single-family development

**PLAN EL PASO DESIGNATION:** G4, Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 63.076 acres. The development includes 186 single family lots, a 1.04 acre park, 3 ponding and drainage sites, and 2 hike and bike trails. The subdivision has access from Resler Drive and Enchanted Springs Drive. The property has been granted vested rights under the previous subdivision code.

The applicant is requesting the following modifications:

- To modify the right-of-way width from 52 ft. to 50 ft. The 50 ft. right-of-way shall consist of 32 ft. of pavement, two 9 ft. parkways with 5 ft. sidewalks and 6 in. standard curb and gutter.
- To allow for a 76 ft. minor arterial right-of-way instead of a 64 ft. collector arterial. The 76ft. right-of-way will consist of 56 ft. of pavement, two 5 ft. parkways with 5 ft. sidewalks and 6 in. standard curb and gutter
- To allow for a 120 ft. modified right-of-way consisting of 64 ft. of pavement with a 24 ft. raised median, 5 ft. sidewalk and 8 ft. parkway on one side and an 8 ft. meandering hike & bike trail with an 11 ft. parkway on the other side.
- To allow for a turning heel radius between 70 and 110 degrees.
- To allow for the location map scale from 1'=600 ft. to 1'=1000ft.
- A modification to Section 19.16.050.H. Preservation of Natural Arroyos allowing construction of improvements within an arroyo.
- A modification to allow a street name (Enchanted Springs Drive) to exceed the 13 character limit.

#### **CASE HISTORY**

- Desert Springs Unit Four is part of the Desert Springs Land Study that was approved by the City Plan Commission on August 27, 2009.
- An amendment to Desert Springs Land Study was administratively approved on October 21, 2010.
- Desert Springs Unit 4 was approved by the City Plan Commission on a major preliminary basis along with the currently proposed modifications on January 26, 2012.
- Desert Springs Unit4 was approved by the City Plan Commission on December 4, 2014 as a major combination application along with the modifications; however the plat was not recorded within the 6 month requirement as per Section 19.08.060 of the former subdivision code.

#### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the modifications request in accordance with part 3 of Section 19.04.170 and **approval** of Desert Springs Unit Four Subdivision on a Major Combination basis subject to the following conditions and requirements:

#### **Planning Division Recommendation:**

Staff recommends **approval** of the modification request and **approval** of Desert Springs Unit Four Subdivision on a Major Combination basis.

In accordance with part 3 of Section 19.04.170 of previous subdivision code, the applicant has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost,

response time, drainage, dedication of parkland and open space amenities and vehicular access and pedestrian passage.

Staff is recommending that the City Plan Commission require the applicant to landscape the parkway area at the rear of all double frontage lots, as stipulated under Section 19.16.080(D) Double Frontage Lots: *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.*

Staff recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on center.

Additionally all existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

#### **Planning & Inspections Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. No objections.

#### **Parks and Recreation Department**

We have reviewed **Desert Springs Unit Four**, a major combination plat map consisting of **186** Single-family dwelling lots and Developer is proposing to dedicate a **1.04-acre "Park Site"** & a **15' Wide Hike & Bike Trail** / Maintenance Road with-in the Hybrid Channel.

On behalf of CID Parks Planning Division we offer **no objections** to this development, only have the following comments:

Please note that this development is part of the Desert Springs Land Study (Aka: Trans mountain Land Study) which is vested under the "Old-Old" ordinance at a required "Parkland" dedication rate of one acre of "Parkland" per every two hundred (200) dwelling units.

This plat meets and exceeds the minimum "Parkland" dedication requirements by **0.11 acres** per the following "Parkland" calculations:

Desert Springs #4 – Dedicating ..... **1.04 Ac** of Parkland  
Desert Springs #4 = **186** Units at One acre /200 Units requires **0.93 Ac** of Parkland  
**Exceeds Parkland Dedication Requirements by = 0.11 Ac** of Parkland

**Also**, please note that Park improvement plans for the dedicated **1.04 Ac. Park site** have been reviewed and approved on 02/17/2015.

### **El Paso Water Utilities**

1. The subject property is located within the City of El Paso Westside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by EPWU prior to the issuance of a Building Permit.
2. Water service can be made available to the subdivision up to elevation 4060 (PSB Datum); two 6-inch diameter water main extensions along the proposed cul-de-sacs will be required to loop the water system.
3. EPWU plans to construct a 24-inch diameter water main along Resler Drive. The Owner/Developer is to coordinate with EPWU to install this water main in parallel with the development of the subdivision.

#### **Water:**

4. There is an existing 8-inch diameter water main stub-out extending along Willie Mier St. that is available for service, the water main is located approximately 8-ft east from the center line of the right-of-way, the main dead-ends approximately 40-ft north of Enchanted Springs Drive.
5. There is an existing 8-inch diameter water main stub-out extending along Nearpoint Drive that is available for service, the water main is located approximately 8-ft east from the center line of the right-of-way, the main dead-ends approximately 50-ft north of Enchanted Springs Drive.
6. There is an existing 16-inch diameter water main stub-out extending along Resler Drive that is available for service, the water main is located approximately 35-ft east from the center line of the right-of-way, the main dead-ends approximately 65-ft north of Enchanted Springs Drive.
7. There is an existing 24-inch diameter water main stub-out extending along Resler Drive, the water main is located approximately 25-ft east from the center line of the right-of-way, the main dead-ends approximately 65-ft north of Enchanted Springs Drive.

#### **Sanitary Sewer:**

8. Sanitary sewer service for the entire Desert Springs Development requires the extension of an 18-inch sewer main along La Mesa Street to connect at 7<sup>th</sup> Street to the proposed Mowad sewer interceptor. This interceptor is anticipated to be operational late 2014. Temporary sewer service is available by connecting to the existing 12-inch sewer main located along Enchanted Springs Drive Unit.
9. There is an existing 8-inch diameter sanitary sewer main stub-out extending along Willie Mier St. that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way, the main dead-ends approximately 40-ft north of Enchanted Springs Drive.
10. There is an existing 8-inch diameter sanitary sewer main stub-out extending along Nearpoint Drive that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way, the main dead-ends approximately 50-ft north of Enchanted Springs Drive.
11. There is an existing 12-inch diameter sanitary sewer main stub-out extending along Enchanted Springs Drive that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way, the main dead-ends approximately 50-ft east of Resler Drive.

#### **General:**

12. The Owner/Developer is responsible for the main extension costs and for the acquisition of off-site easements.
13. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to

ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Sun Metro**

Sun Metro recommends the placement of sidewalks and ADA-compliant improvements throughout the development to City standards.

Coordinate with Sun Metro for the construction and suitable location of a 60'-100' bus pull-in bay with concrete pad and landing.

**El Paso Electric Company**

EPE requests the extension of the utility easements to allow proper continuous construction of EPE facilities.

**El Paso Department of Transportation**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No objections.

**Texas Gas Company**

No comments received.

**Additional Requirements and General Comments:**

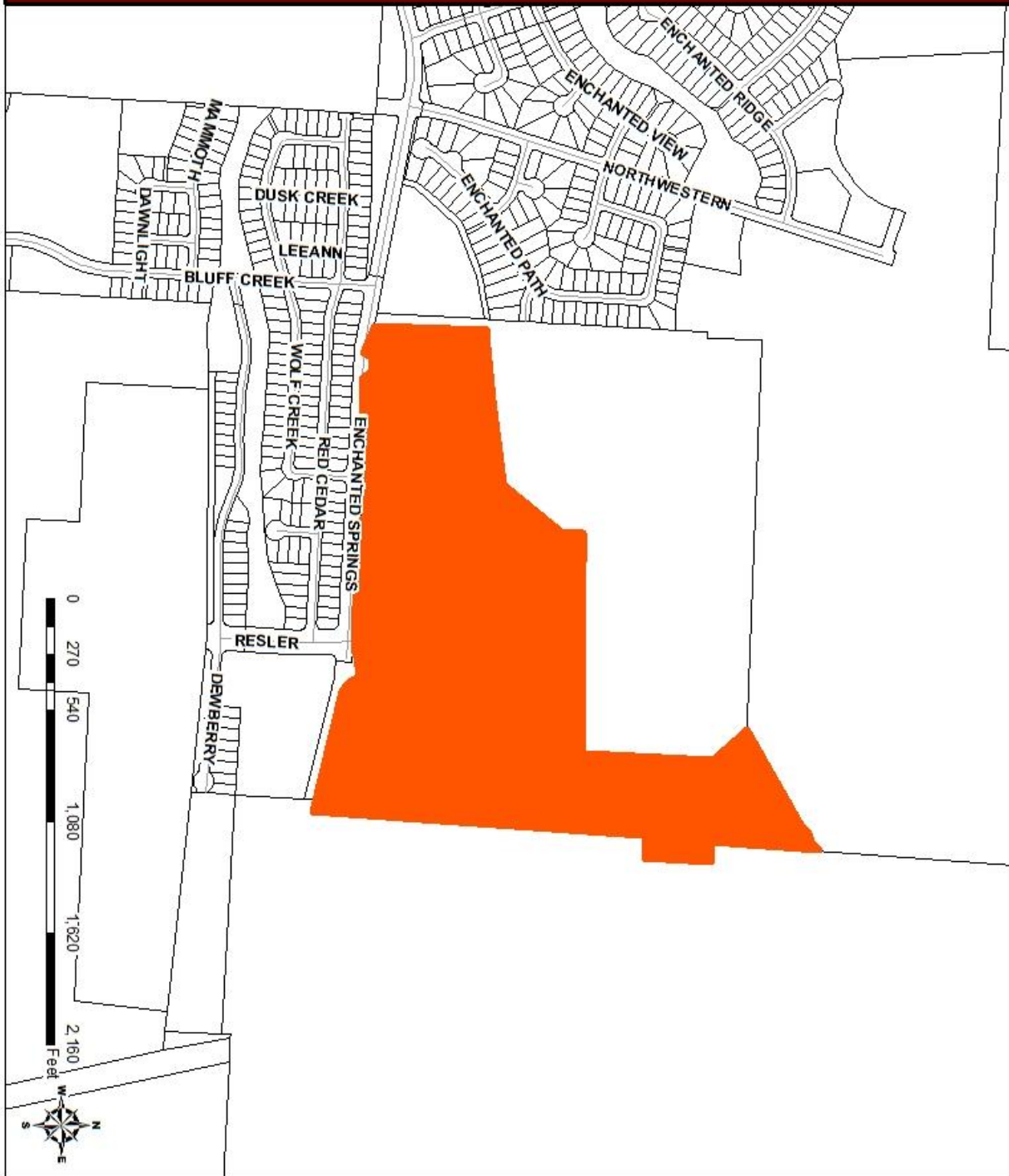
1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Verify minimum lot widths as there are multiple lots that do not meet the minimum lot width for R-3A.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Cross-Sections
6. Waiver Request
7. Application

ATTACHMENT 1

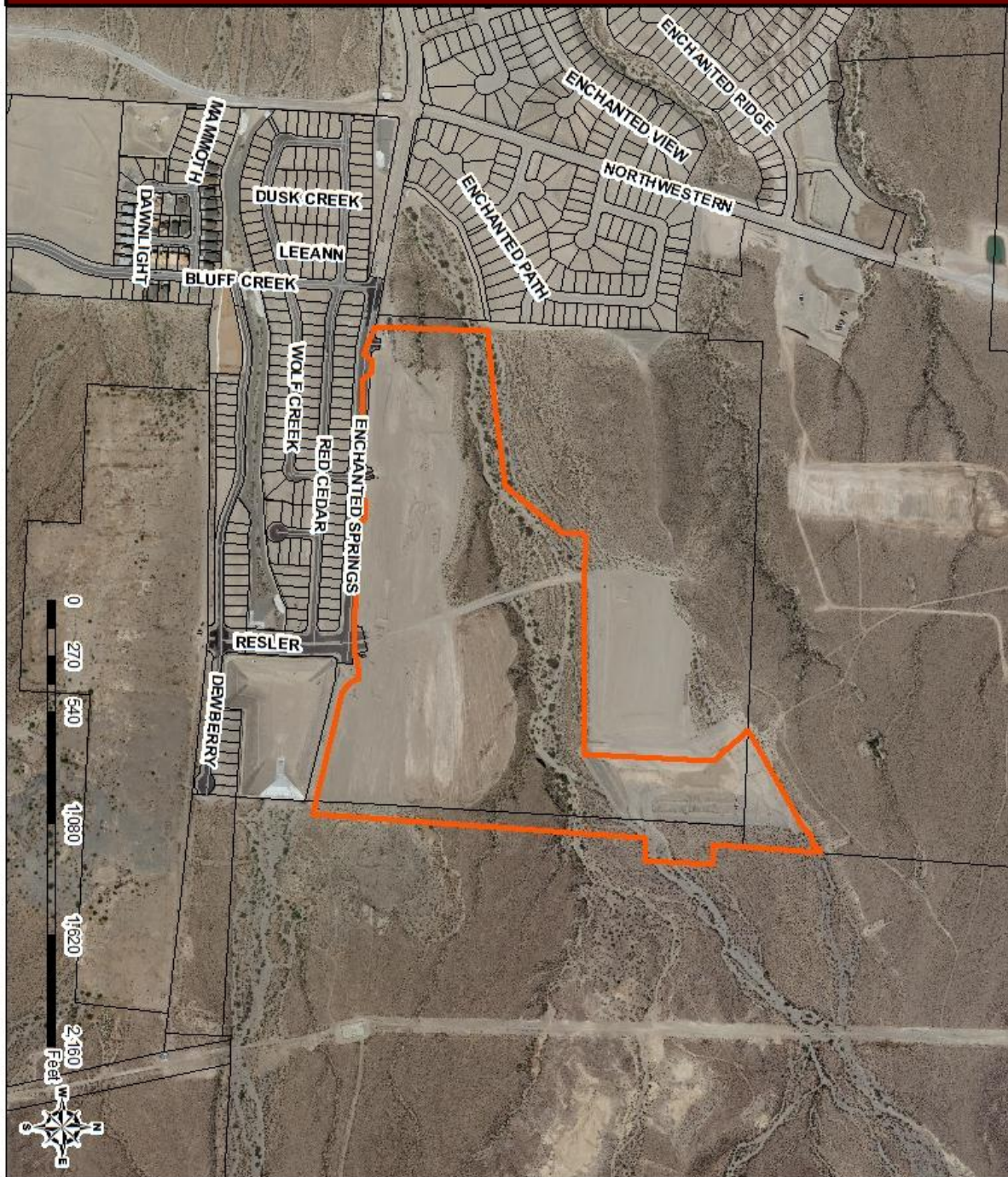
## DESERT SPRINGS UNIT FOUR





ATTACHMENT 2

## DESERT SPRINGS UNIT FOUR





## ATTACHMENT 3

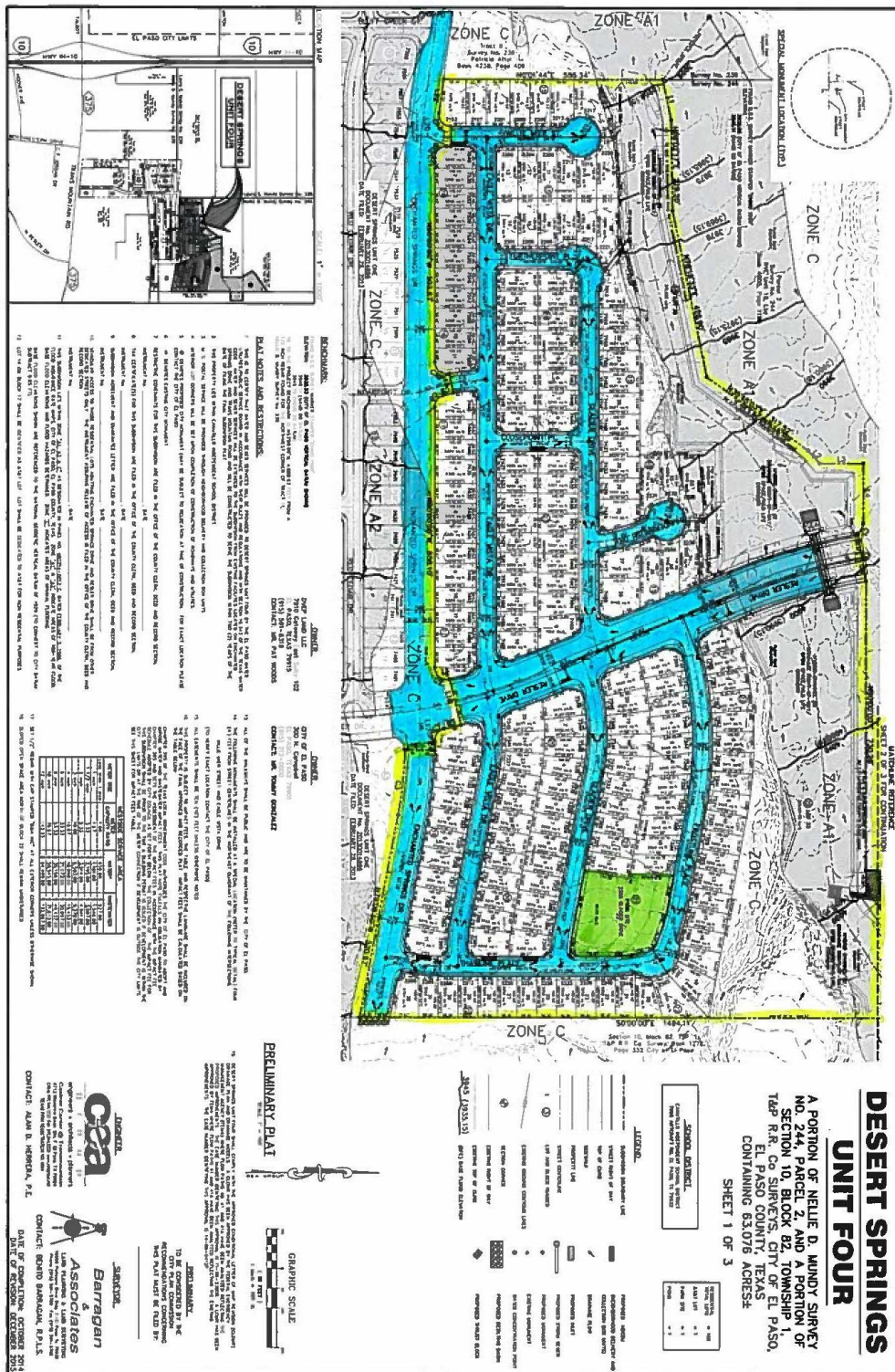




Figure 1: Plan view of the proposed 100' wide right-of-way for the 100' wide right-of-way. The plan view shows the proposed right-of-way boundary in yellow, the existing right-of-way boundary in black, and the proposed 100' wide right-of-way boundary in red. The plan view also shows the proposed 100' wide right-of-way boundary in yellow, the existing right-of-way boundary in black, and the proposed 100' wide right-of-way boundary in red. The plan view includes a north arrow, a scale bar, and a legend. The plan view also shows the proposed 100' wide right-of-way boundary in yellow, the existing right-of-way boundary in black, and the proposed 100' wide right-of-way boundary in red. The plan view includes a north arrow, a scale bar, and a legend. The plan view also shows the proposed 100' wide right-of-way boundary in yellow, the existing right-of-way boundary in black, and the proposed 100' wide right-of-way boundary in red. The plan view includes a north arrow, a scale bar, and a legend.



## **DESERT SPRINGS**

### **UNIT FOUR**

A PORTION OF NELLE D. MUNDY SURVEY  
NO. 244, PARCEL 2, AND A PORTION OF  
SECTION 10, BLOCK 82, TOWNSHIP 1,  
T2P R.R. Co SURVEYS, CITY OF EL PASO,  
EL PASO COUNTY, TEXAS  
CONTAINING 63.076 ACRES±

**SCORING OBJECT**  
 COMPLETE INSTRUCTIONS  
 1988 APOWAT'S VOL. 11, ISSUE 12, PAGE 27

**LEADS**

Information Security Unit  
SIXT's report of war  
top of DASH  
first week

PERIOD: 09/08-  
ACQUISITION: RUC/CRP  
COLLECTION: JMW/MSD  
ANALYST: TJS

<p>REPAIR KIT</p> <p>REPAIR KIT INCLUDES LEFT AND RIGHT ANCHORS</p> <p>ANCHORS ATTACH TO ANCHORING POINTS</p> <p>ANCHORS ATTACH TO ANCHORING POINTS</p> <p>ANCHORS ATTACH TO ANCHORING POINTS</p>	<p>ANCHORS ATTACH TO ANCHORING POINTS</p> <p>ANCHORS ATTACH TO ANCHORING POINTS</p> <p>ANCHORS ATTACH TO ANCHORING POINTS</p> <p>ANCHORS ATTACH TO ANCHORING POINTS</p> <p>ANCHORS ATTACH TO ANCHORING POINTS</p>
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**GRAPHING SCALE**

1 inch = 100 ft

**PRELIMINARY PLAT**

Key: 100 ft

**MEMORANDUM**

TO THE HON. SENATOR STEPHEN YOUNG  
FROM: SENATOR JOHN H. CARLSON  
SUBJECT: SENATOR JOHN H. CARLSON  
DATE: 1943-06-29 (1943-06-29)

RECOMMENDATION: SENATOR CARLSON  
RECOMMENDATION: SENATOR CARLSON  
RECOMMENDATION: SENATOR CARLSON

TO BE CONSIDERED BY THE  
CITY PLANNING COMMISSION  
RECOMMENDATION: SENATOR CARLSON  
RECOMMENDATION: SENATOR CARLSON  
RECOMMENDATION: SENATOR CARLSON

**Director**  
**Barraigan &**

**Associates**

Use **Associates** and **Use Associates** to find out who is in your market. **Use Associates** is a directory of over 100,000 companies in the U.S. and Canada. **Use Associates** is the only directory that lists the names of the people who are in charge of the companies. **Use Associates** is the only directory that lists the names of the people who are in charge of the companies.

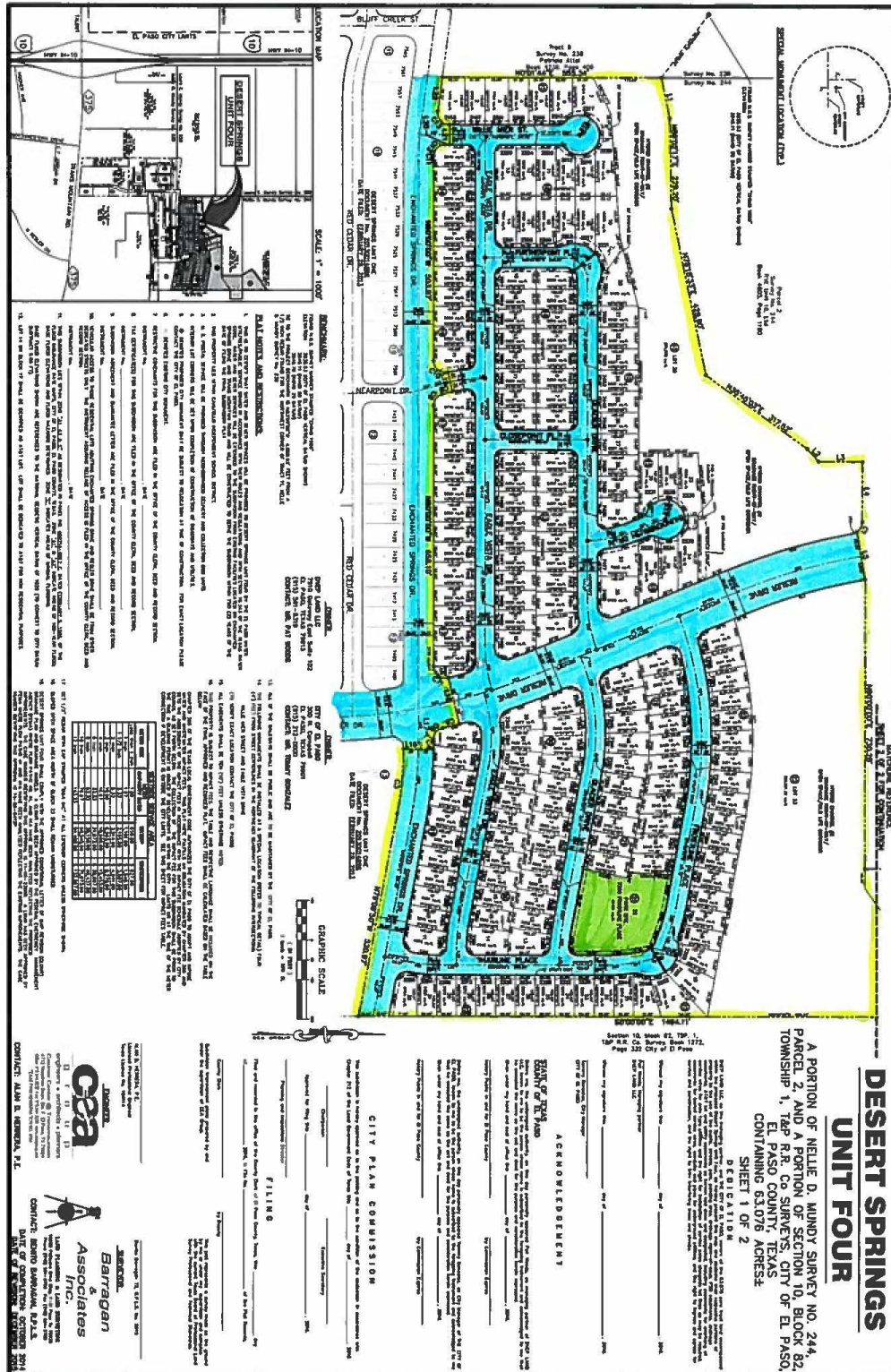
**CONTACT: BENTON BARNACKA, P.L.L.C.**

**DATE OF COMPLETION: OCTOBER 1991**

**DATE OF REVISION: OCTOBER 1991**

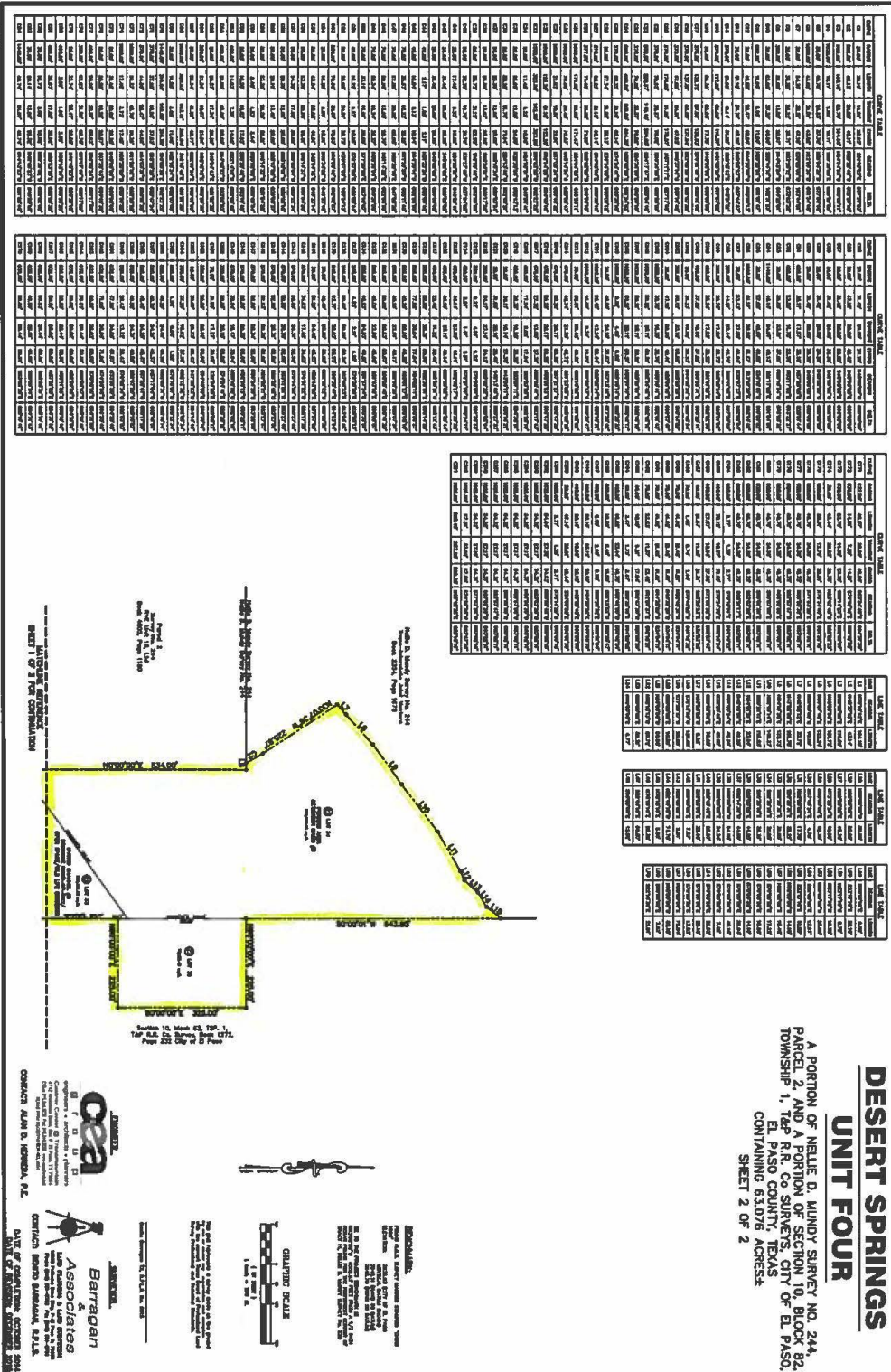
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# ATTACHMENT 4





# **DESERT SPRINGS** **UNIT FOUR** A PORTION OF NELLE D. MUNDY SURVEY NO. 244, PARCEL 2, AND A PORTION OF SECTION 10, BLOCK 82, TOWNSHIP 1, T4P R.R. Co SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS CONTAINING 63.076 ACRES SHEET 2 OF 2







## ATTACHMENT 6



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

January 21, 2016

City of El Paso – Planning & Inspections Department  
801 Texas Ave.  
El Paso, Texas 79901

Attention: Mr. Armida Martinez

Reference: Desert Springs Unit Four

Dear Ms. Martinez:

On behalf of the Developer for the above referenced development, modifications are being requested. The modifications are as follows:

Modification No. 1: 50' R.O.W. Street

A modification to reduce right-of-way width from fifty-two (52') feet to a typical fifty (50') feet is also requested. The typical fifty (50') foot right-of-way shall consist of thirty-two (32') feet of pavement with sixteen (16') feet from center, two nine (9') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 2: 76' R.O.W. Street

A modification to include a seventy-six (76') foot right-of-way width in lieu of a sixty four right-of-way width (64'). The typical seventy-six (76') foot right-of-way shall consist of fifty-six (56') feet of pavement with twenty-eight (28') feet from center, two five (5') foot parkways with five (5') foot sidewalks and six (6") inch standard curb and gutter.

Modification No. 3: 120' R.O.W. Street

A modification to the right-of-way for the one-hundred-and-twenty (120') feet is requested. The one-hundred-and-twenty (120') foot modified right-of-way shall consist of thirty-two (32') feet of pavement (two eleven [11'] foot and one ten [10'] foot lanes) on both sides of the twenty-four (24') foot raised median. The center of the roadway (including the raised median) shall be offset three (3') feet from the right-of-way centerline. This shall provide a thirteen (13') foot parkway with a five (5') foot sidewalk and on the other side of the raised median a nineteen (19') foot parkway with an eight (8') foot meandering hike and bike trail. Our request for the right-of-way modification is based on Park's Department recommendation to extend and connect the existing hike and bike trail along Resler Drive.

Modification No. 4: Turning Heel: A modification to design the turning heel of 110 degree angle according to the alternative methods provided to us by the City of El Paso's Traffic Division. All proposed turning heel's will be designed with the minimum 70 ft distance between the control point at the property line and bisecting angle line, to the turning heel's property line, and maintain a turning radius between 70 degrees and 110 degrees.

Modification No. 5: Location Map Scale: A modification to provide for a better depiction of the surrounding area of the subject property, we are requesting a modification from the subdivision ordinance of the location map scale from 1"=600 ft to 1"=1000 ft.

engineers \* architects \* planners



Armida Martinez  
Desert Springs Unit Four  
January 21, 2016  
Page 2 of 2

Modification No. 6: Improvements To a Natural Arroyo: A modification to the preservation of a natural arroyo to allow public transportation connectivity is requested. Bluff Creek Street will cross a natural arroyo at two locations, one as a sixty-four (64') foot right-of-way along Flow Path 40 and the second as a fifty (50') foot right-of-way along Flow Path 41. Resler Drive will cross the arroyo as a one hundred and twenty (120') foot right-of-way street along Flow Path 41. The street crossings occur at strategic locations providing more undisturbed open space by reducing the street crossings. These street improvements are being proposed to cross the arroyos to protect the public health, its safety and welfare. In addition, stabilization measures, and erosion protection improvements are proposed to comply with storm water management guidelines.

Modification No. 7: Street Name: A modification to allow street names in excess of 13 characters.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge L. Azcarate', written over a horizontal line.

Jorge L. Azcarate, P.E., P.E.  
Principal Engineer

I-2050-013-Id.am.21january16u4  
JLA/jla

engineers • architects • planners

## ATTACHMENT 7



### CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

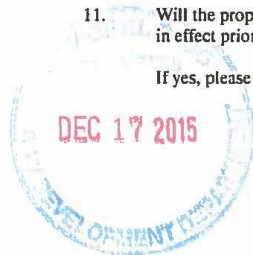
DATE: 12/17/2015

FILE NO. SUSU15-00082

SUBDIVISION NAME: Desert Springs Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Nellie A. Mundy Survey No. 244, Parcel 2, and a Portion of Section 10, Block 82, Township 1, T&P R.R. Co Surveys, City of El Paso, El Paso County, Texas, containing approximately 63.08 acres
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>24.31</u>	<u>186</u>	Office		
Duplex			Street & Alley	<u>11.74</u>	<u>11</u>
Apartment			Ponding & Drainage	<u>24.75</u>	<u>3</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.04</u>	<u>1</u>	Hike/Bike Trail	<u>1.19</u>	<u>2</u>
School			AT&T Lot	<u>0.05</u>	<u>1</u>
Commercial			Total No. Sites		<u>257</u>
Industrial			Total (Gross) Acreage	<u>63.08</u>	
3. What is existing zoning of the above described property? R-3 & R-3A Proposed zoning? R-3 & R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground      Overhead      Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Surface flow to proposed inlets at storm sewer infrastructure discharging to proposed hybrid channel
7. Are special public improvements proposed in connection with development? Yes      No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes      No X  
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes X No
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No       
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights



City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record	See Below		
		(Name & Address)	(Zip)	(Phone)
13.	Developer			
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CEA Group	4712 Woodrow Bean Dr Ste F	79924 915.544.5232
		(Name & Address)	(Zip)	(Phone)

Refer to Schedule C for  
current fee.

OWNER SIGNATURE: \_\_\_\_\_  
REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

12.	Owner of record	DVEP Land LLC	7910 Gateway East, Ste. 102	79915	915.591.6319
		(Name & Address)	(Zip)	(Phone)	

Owner Signature: 

12.	Owner of record	RPW Development	7910 Gateway East, Ste. 102	79915	915.591.6319
		(Name & Address)	(Zip)	(Phone)	

Owner Signature: 

12.	Owner of record	City of El Paso	300 N. Campbell	79901	915.212.0023
		(Name & Address)	(Zip)	(Phone)	

Owner Signature: 

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024